



# The Gujarat Government Gazette

## EXTRAORDINARY

### PUBLISHED BY AUTHORITY

Vol. LXIV ]

FRIDAY, JANUARY 20, 2023 / PAUSHA 30, 1944

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

#### PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts**

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

##### NOTIFICATION

Sachivalaya, Gandhinagar, 20<sup>th</sup> January, 2023

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**No.GH/V/17 OF 2023/TPS-112020-2297-L:** WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/169 of 2012/TPS-112011-7200-L, dated 18.09.2012 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No.74 (Chandkheda-Zundal) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No.74(Chandkheda-Zundal) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

(a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;

- (b) State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

#### SCHEDULE

1. The condition “જમીન માલિકો દ્વારા જ્યારે રીટેવલપમેન્ટ કરવામાં આવે તારે અન્ય ખૂલ્લી જમીનના કપાતના ધોરણ મુજબ મુખ્યંદના ક્ષેત્રફળમાં યોજનામાં અપનાવેલ સામાન્ય કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે” is added in remarks column of redistribution statement in case no. 13, 14, 18, 19, 21/1, 22, 30/1, 40, 72, 83, 84/1, 84/2, 85 and 118 (મુખ્યંદ નં. 13+15, 14, 19, 20, 22/1, 23, 31/1/1+31/1/2, 39, 72/1+72/2+72/3, 83, 96/1, 96/2, 97 and 118+119).
2. The area and boundary of the Final Plot No. 11 admeasuring 19205 sq.mtr., Final Plot No. 147+149/1 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 9808 sq.mtr. and Final Plot No. 149/2 (વાણિજ્ય વેચાણ માટે) admeasuring 6020 sq.mtr. are modified as the Final Plot No. 11 admeasuring 19205 sq.mtr., Final Plot No. 147+149/1 admeasuring 8268 sq.mtr. and Final Plot No. 149/2 admeasuring 7560 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
3. The area and boundary of the Final Plot No. 96/1 admeasuring 2228 sq.mtr., Final Plot No. 96/2/2 admeasuring 1579 sq.mtr. and Final Plot No. 189 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 3789 sq.mtr. are modified as the Final Plot No. 96/1 admeasuring 2064 sq.mtr., Final Plot No. 96/2/2 admeasuring 1434 sq.mtr. and Final Plot No. 189 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 4098 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
4. The area, boundary and location of the Final Plot No. 35/2 admeasuring 2655 sq.mtr., Final Plot No. 172 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 7471 sq.mtr. and Final Plot No. 183 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 9075 sq.mtr. are modified as the Final Plot No. 35/2 admeasuring 2655 sq.mtr., Final Plot No. 172 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 4816 sq.mtr. and Final Plot No. 183 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 11730 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
5. The area, boundary and location of the Final Plot No. 62 admeasuring 3077 sq.mtr. and Final Plot No. 180 admeasuring 4738 sq.mtr. are modified as the Final Plot No. 62/1 admeasuring 306 sq.mtr., Final Plot No. 62/2 admeasuring 2771 sq.mtr. and Final Plot No. 180 admeasuring 4738 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
6. In Case No. 63 of redistribution statement following remark is added in column no. 9 after Sr.No.2.  
“(૩) સ.નં. ૩૭૩/૩ પૈકીની ૫૧૧ ચો.મી. જમીનને અંતિમખંડ નં. ૬૨/૧ તથા સ.નં. ૩૭૩/૬ પૈકીની ૪૬૧૮ ચો.મી. જમીનને અંતિમખંડ નં. ૬૨/૨ ફાળવેલ છે.”
7. The area, boundary and location of the Final Plot No. 36 admeasuring 8134 sq.mtr., and Final Plot No. 169 (રહેણાંકના વેચાણ માટે) admeasuring 3891 sq.mtr. are modified as the Final Plot No. 36 admeasuring 9755 sq.mtr. and Final Plot No. 169 (રહેણાંકના વેચાણ માટે) admeasuring 2270 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
8. The 7.50 mtr. wide road passing through Final Plot No. 111/1 and 118+119 is deleted. So the area, boundary and location of the Final Plot No. 111/1 admeasuring 2953 sq.mtr., Final Plot No. 122 admeasuring 437 sq.mtr. and Final Plot No. 195 admeasuring 615 sq.mtr. are modified as the Final Plot No. 111/1 admeasuring 2953 sq.mtr., Final Plot No. 122 admeasuring 437 sq.mtr., Final Plot No. 195 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 1052 sq.mtr. and new Final Plot No. 201 (ખૂલ્લી જગ્યા) admeasuring 42 sq.mtr. is allotted to appropriate authority as shown in the accompanying plan and the Redistribution Statement.
9. The area, boundary and location of the Final Plot No. 26 admeasuring 2914 sq.mtr. is split as Final Plot No. 26/1 admeasuring 365 sq.mtr. in lieu of Revenue Survey No. 233/1/1/1 and Final Plot No. 26/2 admeasuring 2549 sq.mtr. in lieu of Revenue Survey No. 233/1/1/2 as shown in the accompanying plan and the Redistribution Statement.

10. In Case No. 25 of redistribution statement following remark is added in column no. 9.

“ સ.નં. ૨૩૩/૧/૧/૧ ની ૬૦૭ ઓ.મી. જમીનને અંતિમખંડ નં. ૨૬/૧ તથા સ.નં. ૨૩૩/૧/૧/૨ ની ૪૨૪૮ ઓ.મી. જમીનને અંતિમખંડ નં. ૨૬/૨ ફાળવેલ છે.”

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

-----  
**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**

**NOTIFICATION**

Sachivalaya, Gandhinagar, 20<sup>th</sup> January, 2023

**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**No.GH/V/18 OF 2023/TPS-112020-739-L:WHEREAS**, under Government Notification, Urban Development and Urban Housing Department No.GH/V/182 of 2016/TPS-11201-6-42-L, dated 18.10.2016 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 96/A (Hansol-Asarava) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme ;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 96/A (Hansol-Asarava) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- (b) State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

**SCHEDULE**

1. The condition “જમીન માલિકો દ્વારા જ્યારે રીડેવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં યોજનામાં અપનાવેલ સામાન્ય કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે” is added in remarks column of all cases in redistribution statement except case no. 26.
2. The purpose of the Final Plot No. 36 (સોશિયલ ઇન્ફાસ્ટ્રક્ચર) is modified as the Final Plot No. 36 (લે ગ્રાઉન્ડ) as shown in the accompanying plan and the Redistribution Statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

-----

**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT****NOTIFICATION**Sachivalaya, Gandhinagar, 20<sup>th</sup> January, 2023**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**No.GH/V/ 19 OF 2023/TPS-112020-2930-L:** WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/99 of 2006/TPS-112015-1520-L, dated 12.04.2006 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 90 (Vinzol-2) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme ;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 90 (Vinzol-2) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- (b) State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

**SCHEDULE**

1. The condition “જમીન માલિકો દ્વારા જ્યારે રીટેલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં યોજનામાં અપનાવેલ સામાન્ય કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે” is added in remarks column of redistribution statement in case no. 35, 39, 44 and 45 (મુળખંડ નં. 35, 38+39, 44 and 45).
2. The boundary and location of the Final Plot No. 12 admeasuring 485 sq.mtr., Final Plot No. 19 admeasuring 243 sq.mtr., Final Plot No. 22 admeasuring 3578 sq.mtr., Final Plot No. 82 (વાણિજ્ય હેતુ માટે વેચાણ) admeasuring 1789 sq.mtr. and Final Plot No. 84 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 2517 sq.mtr. are modified as the Final Plot No. 12 admeasuring 485 sq.mtr., Final Plot No. 19 admeasuring 243 sq.mtr., Final Plot No. 22 admeasuring 3578 sq.mtr., Final Plot No. 82 (વાણિજ્ય હેતુ માટે વેચાણ) admeasuring 2274 sq.mtr. and Final Plot No. 84 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 2032 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
3. In Case No. 38 and 67 of redistribution statement following remark is added in column no. 10 after Sr.No.1.  
“(૨) સદર સર્વ નંબરનો સમાવેશ યોજના વિસ્તારમાં થતો નથી.”
4. In Case No. 38 of redistribution statement “3” is to be added in column no. 5.
5. In Case No. 67 of redistribution statement detail shown in column no. 6 to 9 is deleted.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

-----

**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT****NOTIFICATION**

Sachivalaya, Gandhinagar, 20<sup>th</sup> January, 2023

**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**NO.GH/V/ 20 of 2023/TPS-272021-1364-L:** WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Kadi Municipality declared its intention of making of the Draft Town Planning Scheme No. 2 (2/1+2/2) (Kadi) 1<sup>st</sup> Varied (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively).

AND WHEREAS, under section 42(1) of the said Act, the said Authority has not made and published the said Draft Scheme in prescribed time limit.

AND WHEREAS, the said Authority thereafter submitted the Draft Town Planning Scheme No. 2 (2/1+2/2) (Kadi) 1<sup>st</sup> Varied (hereinafter referred to as "the said Draft Scheme") to the State Government for sanction under section 48(1) of the said Act on dated.29.04.2021, beyond the statutory time limit.

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act, the Government of Gujarat hereby:-

Refuse to sanction the said Draft Scheme.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

-----

